



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

July 11, 2013

REQUEST: Major Subdivision Final Plans/ 5705 Roland Avenue

RECOMMENDATION: Approval

STAFF: Martin French

PETITIONERS: Natalie McSherry and Lee Ogburn

OWNER: Natalie McSherry

SITE/ GENERAL AREA

Site Conditions: 5705 Roland Avenue is located on the east side of the street, approximately 150' north of the intersection with West Melrose Avenue. The property is currently improved with a three-story single-family detached residential structure and an accessory garage. The property measures approximately 250' by 403' and contains approximately 101,187 square feet or approximately 2.323 acres. The rear of the property is bounded by Woodlawn Road, a use-in-common right-of-way which predates Baltimore City annexation of this area on January 1, 1919.

General Area: This site is in North Roland Park, a suburban-style neighborhood with large single-family detached houses. In its northwest and southeast portions are two private school campuses; to the northeast is the ElkrIDGE Hunt Club golf course. To the east of the neighborhood's residences along Roland Avenue is a former railway bed now used as a recreational trail. Original development of this area as a late 19th Century commuter suburb was made possible by the former Baltimore and Lehigh, later Maryland and Pennsylvania, Railroad station where the railroad crossed Lake Avenue approximately 1,000' north-northeast of this site. Most of the neighborhood on the east side of Roland Avenue between Melrose Avenue and Lake Avenue, including this property, is zoned R-2, while the properties adjoining this site to its south on Melrose Avenue are zoned R-1, as are properties on the west side of Roland Avenue.

HISTORY

There is no recent legislative history concerning this property or its immediate neighborhood.

CONFORMITY TO PLANS

The proposed subdivision would allow construction of a new single-family detached residential structure. This would help to meet the Comprehensive Master Plan's LIVE Goal 1: Building Human and Social Capital by Strengthening Neighborhoods, Objective 1: Expand Housing Choices for all Residents.

ANALYSIS

The subject site is a large residential lot, which is proposed to be split into two lots, one of approximately 1.576 acres or 68,487 square feet containing the existing residence, the other of approximately 0.747 acre or 32,674 square feet to contain a two-story single-family residence with its own parking area. The new lot line would run approximately north-to-south, leaving the new second lot with frontage on Woodlawn Road. The new lot would be addressed as 600 West Melrose Avenue because this section of Woodlawn Road is not a dedicated right-of-way of the City of Baltimore. Each house would comply with all Zoning Code requirements pertaining to lot area, lot coverage, setbacks, and building height in a R-2 Zoning District. The new residence would be accessible from Melrose Avenue by way of the aforementioned Woodlawn Road.

In consideration of this request, Planning staff reviewed the following:

- Landscaping: The proposed new residence has an area of disturbance less than 20,000 square feet, and so did not trigger forest conservation requirements.
- Elevations: Architectural elevations have been submitted for this new residence and approved by Planning staff.
- Zoning Code: The development is fully compliant with all Zoning Code requirements.
- Subdivision Regulations: This project is compliant with Baltimore City's Subdivision Regulations. Preliminary plans have been commented on by all relevant agencies, and Final Plans submitted which address those comments. The adjacent street known as Woodlawn Road is an existing private street, not maintained by the City, that would be used for access to the proposed new residence.

Staff notified the North Roland Park Association and all six adjoining property owners of this matter.

A handwritten signature in black ink, appearing to read "Thomas J. Stosur". The signature is fluid and cursive, with the first name "Thomas" being more legible than the last name "Stosur".

Thomas J. Stosur
Director